

Waterbury City Plan Commission  
Final Agenda  
July 14, 2004, 5:25 P.M.

**Present:** Commissioners Mark Casey, James Szykiewicz, Leonard Coviello, and Samuel Rush

**Absent:** Martin Misset and Kevin Egan

**Also Present:** James Sequin, City Planner

**Presided:** City Planner James Sequin, acting as Temporary Chairman, called the regular meeting of the City Plan Commission to order on Wednesday, July 14, 2004 at **5:37 p.m.**

I. Election of Chairperson

<b>APPROVED AS CHAIRMAN – Leonard Coviello</b>
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II. Briefing by James Sequin, City Planner

III. Public Comment Period

IV. Public Hearings

1) Resubdivision/Subdivision

- A. Subdivision Map of proposed 4 lot subdivision for duplex housing, Waterville Street, Tax Assessor's Map 130, Block 973, Lot 71, Applicant: Chatham Equities, LLC, 216 Post Road, Fairfield, CT 06824.

<b>Public Hearing continued until August 11, 2004 at 5:25 p.m.</b>
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2) Special Permit/Site Plans

- A. Special Permit Site Plan for Society Hill, Boyden Street, Applicant: Boyden Partners, LLC, 140 Manhan Street, Waterbury, CT 06708.

<b>Public Hearing closed 6:14 p.m.</b>
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Waterbury City Plan Commission  
Final Agenda  
June 9, 2004, 5:30 P.M.

- B. Special Permit Site Plan for River Baldwin Recreation Center, 135 East Liberty Street, Tax Assessor's Map 354, Block 284, Lots 96-101, 127, 128, Applicant: NVDC, 156 West Main Street, Waterbury, CT 06702.

**Public Hearing closed 6:28 p.m.**

- C. Special Permit Site Plan for Community Center, 54 and 60 Elmwood Avenue, Tax Assessor's Map 97, Block 737, Lots 27 and 28, Applicant: NVDC, 156 West Main Street, Waterbury, CT 06702.

**Public Hearing closed 6:31 p.m.**

V. Regular Meeting

1) Resubdivision/Subdivision

- A. Subdivision of Whispering Knolls, Bucks Hill Road and Grassy Hill Road, Tax Assessor's Map 17, Block 257, Lot 1.

**APPROVED**

- B. Subdivision Map of proposed 4 lot subdivision for duplex housing, Waterville Street, Tax Assessor's Map 130, Block 60, Lot 1, Applicant: Chatham Equities, LLC, 216 Post Road, Fairfield, CT 06824.

**TABLED**

- C. Subdivision Map of "Regency Hill North, Sec. 1," Bucks Hill Road, Tax Assessor's Map 16, Block 101, Lot 28, Applicant: Frederick J. Volpe & Corbo Associates Inc., P.O. Box 169.

**Public Hearing scheduled for August 11, 2004 at 5:25 p.m.**

- D. Communication from Patrick J. McGrath, Re: Filing extension for the Society Hill Subdivision.

**APPROVED**

2) Special Permit/Site Plans

- A. Special Permit for Earth Excavation, Whispering Knolls, Bucks Hill and Grassy Hill Road, Tax Assessor's Map 17, Block 257, Lot 1.

**APPROVED**

- B. Special Permit Site Plan for Society Hill, Boyden Street, Applicant: Boyden Partners, LLC, 140 Manhan Street, Waterbury, CT 06708.

**APPROVED**

- C. Special Permit Site Plan for River Baldwin Recreation Center, 135 East Liberty Street, Tax Assessor's Map 354, Block 284, Lots 96-101, 127, 128, Applicant: NVDC, 156 West Main Street, Waterbury, CT 06702.

**APPROVED**

- D. Special Permit Site Plan for Community Center, 54 and 60 Elmwood Avenue, Tax Assessor's Map 97, Block 737, Lots 27 and 28, Applicant: NVDC, 156 West Main Street, Waterbury, CT 06702.

**APPROVED**

- E. Special Permit for Earth Excavation, "Regency Hill North, Sec. 1, " Bucks Hill Road, Tax Assessor's Map 169, Block 101, Lot 28, Applicant: Frederick J. Volpe & Corbo Associates, Inc., P.O. Box 169.

**Public Hearing scheduled for August 11, 2004 at 5:25 p.m.**

3) Zone Changes

- A. Referral for Report on Recommendations per Zoning Ordinance 7.42 for proposed amendment to Zoning Map; 751 Watertown Avenue from R.L. to C.A.; Joann Barbieri; (Zoning Commission Hearing Date: July 28, 2004.)

**DENIED**

- B. Referral for Report on Recommendations per Zoning Ordinance 7.42 for proposed amendment to Zoning Map; 132 Grilleytown Road from R.L. to I.G.; Louis Decarolis; (Zoning Commission Hearing Date: July 28, 2004.)

**DENIED**

- C. Referral for Report on Recommendations per Zoning Ordinance 7.42 for proposed amendment to Zoning Map; 3280 East Main Street from R.L. to C.N.; Stephen J. Delmonico, Jr. and Charles Pace; (Zoning Commission Hearing Date: July 28, 2004.)

**DENIED**

- D. Referral for Report on Recommendations per Zoning Ordinance 7.42 for proposed amendment to Zoning Map; Park Road from R.S. to C.N.; Precision Development and Construction, LLC; (Zoning Commission Hearing Date: July 28, 2004.)

**DENIED**

4) Public Improvement Referral

- A. Communication from Barry J. Berson, Bureau of Engineering, Re: Clough Road Reconstruction.

**APPROVED**

- B. Communication from Barry J. Berson, Bureau of Engineering, Re: Chase Avenue Reconstruction.

**APPROVED**

5) Other Business

**Add the application of Mark Forte for the subdivision and special permit site plan of property located on Grilleytown Road to the agenda. Public hearings have been scheduled for both applications on August 11, 2004 at 5:25 p.m.**

6) Communications

- A. Communication from Robbin L. Cabelus, Executive Director, State of Connecticut Traffic Commission, Re: City of Waterbury, Kaynor Regional Vocational Technical School.

**Receive and place on file**

**ADJOURNMENT: 7:02 p.m.**

